



GRASSROOTS
REALTY GROUP

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**505 Gateway Crescent S
Lethbridge, Alberta**

MLS # A2292669



\$499,900

Division:	Fairmont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,589 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Partial

Exterior: Mixed, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer, dryer, all window coverings, TVmount in the family room, floating shelves in dining area x2, floating shelves in family roomx2, floating shelves in the living room x2, floating shelves in the basement family room x4. hot tub (negotiable)

Fantastic location for this 4-bedroom home just steps from Costco and many other amenities. Situated on a quiet crescent, this well-designed family home offers a bright and open floor plan as you enter, featuring a spacious kitchen, living room, and dining area. The upper level includes two bedrooms, including the primary bedroom with a walk-in closet and private ensuite, as well as an additional 4-piece bathroom. The third level, located just down from the kitchen and dining area, features a comfortable family room with a fireplace, along with a boot room/laundry room that provides access to the backyard and an additional 3-piece bathroom. The fourth level provides another bedroom and a third living space, offering plenty of room for family living. Outside, you will find a patio area, double garage, and hot tub, perfect for relaxing or entertaining. If you are looking for a comfortable family home in a great location, this could be the one for you.